



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ ”

CITY OF AUSTIN PARKS DEPT.
TO
CITY OF AUSTIN
(DRAINAGE EASEMENT)

September 26, 2008

LEGAL DESCRIPTION

DESCRIPTION OF A 0.182 ACRE (7,916 SQUARE FOOT) TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, BEING A PORTION OF A 38.52 ACRE TRACT DESCRIBED IN A WARRANTY DEED EXECUTED SEPTEMBER 30, 1982 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 7893, PAGE 84 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.182 ACRE (7,916 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found having Texas State Plane Coordinate (Central Zone, NAD83/Harn Grid, U.S. Feet, Combined Scale Factor 1.00011) values of N=10,058,148.88, E=3,112,804.90, on the curving northeast right-of-way line of Long Bow Lane, a 50-foot wide right-of-way and on the northwest line of the said 38.52 acre tract, said iron rod being at the south corner of Lot 17, Block 1, Sherwood Oaks Section 3, a subdivision recorded in Book 10, Page 71, Plat Records of Travis County, Texas, for a angle point in the northwest line of this tract, from which a bolt in concrete monument found on the northeast right-of-way line of St Edwards Drive, a 60-foot wide right-of-way, at the west corner of the said 38.52 acre tract, and also being at the south corner of Lot 13, Block 2 of said Sherwood Oaks Section 3, bears S 27°26'24" W, a distance of 1009.11 feet;

THENCE, with the northwest line of the said 38.52 acre tract and the southeast line of said Lot 17, the following two (2) courses:

- 1) N 27°18'02" E, a distance of 108.26 feet to a bolt in concrete monument found, for an angle point on the northwest line of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •
w w w . m a c i a s w o r l d . c o m

- 2) N 25°20'27" E, a distance of 86.24 feet crossing Blunn Creek to a ½-inch iron rod found at the eastern most corner of said Lot 17, point being the south corner of the Council Ridge Condominia, a condominium plat recorded in Book 7, Page 17, Condominium Records of Travis County, Texas, for an angle point on the northwest line of this tract;

THENCE, with the northwest line of the said 38.52 acre tract and the southeast line of the said Council Ridge Condominia, the following two (2) courses:

- 1) N 25°15'22" E, a distance of 22.79 feet to a nail set, for an angle point on the northwest line of this tract;
- 2) N 24°47'22" E, a distance of 31.92 feet to a nail set, for the northern most corner of this tract;

THENCE, departing the southeast line of the said Council Ridge Condominia crossing through the interior of the said 38.52 acre tract, the following seven (7) courses:

- 1) S 65°12'38" E, a distance of 25.00 feet to a nail set, for the eastern most corner of this tract;
- 2) S 24°47'22" W, a distance of 32.02 feet to a nail set, for an angle point in the southeast line of this tract;
- 3) S 25°15'22" W, a distance of 22.91 feet to a nail set, for an angle point in the southeast line of this tract;
- 4) S 25°20'27" W, a distance of 86.67 feet crossing said Blunn Creek to a nail set, for an angle point in the southeast line of this tract;
- 5) S 27°18'02" W, a distance of 108.72 feet to a nail set, for an angle point in the southeast line of this tract;
- 6) S 27°26'24" W, a distance of 66.88 feet to a nail set, for the southern most corner of this tract;
- 7) N 62°33'36" W, a distance of 25.00 feet to a nail set, in the curving southwest right-of-way line of the said Long Bow Lane, and the northwest line of the said 38.52 acre tract, said nail being the eastern most corner of Lot 1, Block 3, of the said Sherwood Oaks Section 3, for the western most corner of this tract;

THENCE, N 27°26'24" E, with the southeast limit of Long Bow Lane and the northwest line of the said 38.52 acre tract, a distance of 66.85 feet to the **POINT OF BEGINNING** and containing 0.182 acre (7,916 square feet) of land.

BEARING BASIS NOTE

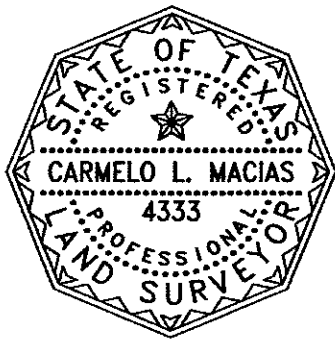
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn, Combined Scale Factor 1.00011). Project control points were established from City of Austin reference point "H-21-3002" (CB-10) having coordinate values of N=10,064,822.18, E=3,110,853.18.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 26th day of September, 2008, A.D.



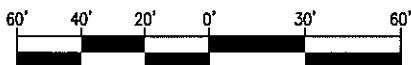
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2003 615
Austin Grid No. J-19
TCAD PARCEL ID NO. 03-0601-0202
MACIAS & ASSOCIATES, L.P., PROJECT NO. 15-147-08

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=60'

5' DRAINAGE & SANITARY
SEWER EASEMENT
VOL. 10, PG. 71, P.R.T.C.

5' DRAINAGE & SANITARY
SEWER EASEMENT
VOL. 10, PG. 71, P.R.T.C.

LOT 15, BLOCK 1

GUY EASEMENT
VOL. 10, PG. 71, P.R.T.C.

N25°15'22"E 22.79'
(N27°54'E 22.79')

SHERWOOD OAKS SECTION 3
BK 10, PG. 71 P.R.T.C.

LOT 16, BLOCK 1

N25°20'27"E 86.24'
(N27°54'E 86.25')

LOT 17, BLOCK 1

N27°18'02"E 108.26'
(N29°51'E 108.03')

LONG BOW LANE
(50' R.O.W.)

P.O.B.
N=10,058,148.88
E=3,112,804.90
GRID

N27°26'24"E 66.85'

SHERWOOD OAKS SECTION 3
BK 10, PG. 71 P.R.T.C.

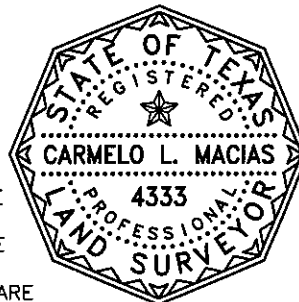
LOT 1, BLOCK 2

LOT 13
BLOCK 2

ST EDWARDS DRIVE
(60' R.O.W.)

S27°26'24"W 1009.11'
(N29°51'E 1017.35')

N62°33'36"W 25.00'



BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT H-21-3002 (CB-10) HAVING COORDINATE VALUES OF N=10064822.18 E=3110853.18. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

PAGE 4 OF 4

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

Date:

DATE: 9-25-08

DRAWN BY: T.B.

MAI JOB NO.: 15-147-08

REFERENCE: F.B., PG.

J:\JOBS\CITY-OF-AUSTIN\15-147-08 BLINN CRK ADD SERVICES\DWG\15-147-08 LONG BOW DE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 WWW.MACIASWORLD.COM

LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- SQUARE BOLT FOUND
- ▲ NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- T.CAD. TRAVIS COUNTY APPRAISAL DISTRICT
- VOL., PG. VOLUME, PAGE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- C.R.T.C. CONDOMINIUM RECORDS OF TRAVIS COUNTY
- D.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION